



LAKE COUNTY ZONING BOARD

MEETING INFORMATION

Location & Time

Lake County Commission
Chambers
2nd Floor, County
Administration Building
315 West Main Street
Tavares, FL 32778-7800
9:00 a.m.

Zoning Board Members

Paul Bryan, Chairman
(District 5)

Timothy Morris, Vice
Chairman (District 1)

Ted DeWitt (District 2)

Lorenzo G. John Ameri
(District 3)

Rick Gonzalez (District 4)

Jim Miller, School Board
Representative

Kasey Kesselring, At-Large
Representative

Vacant, Ex-Officio,
Non-Voting Military
Representative

AGENDA ■ MARCH 7, 2012

The Lake County Zoning Board is an advisory board to the Board of County Commissioners (BCC). It is responsible for reviewing changes to the Comprehensive Plan, zoning, conditional uses, mining site plans, and making recommendations on these applications to the Board of County Commissioners. Zoning Board meetings are held the first Wednesday of each month.

The recommendations of the Zoning Board are transmitted to the Board of County Commissioners (BCC) for their consideration at a scheduled public hearing; these cases will be heard at the BCC hearing at 9:00 a.m., or soon thereafter, on Tuesday, March 27, 2012 in the location specified.

Board of County Commissioners

Jennifer Hill, Vice Chair	District 1
Sean Parks	District 2
Jimmy Conner	District 3
Leslie Campione, Chair	District 4
Welton G. Cadwell	District 5

County Staff

Darren S. Gray, County Manager
David Heath, AICP, Deputy County Manager
Sanford A. Minkoff, County Attorney
Erin Hartigan, Assistant County Attorney

Growth Management Department Staff

Amye King, AICP, Director, Department of Growth Management
Brian T. Sheahan, AICP, Planning Manager, Division of Planning & Community Design
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design
Rick Hartenstein, AICP, Senior Planner, Division of Planning & Community Design
Melving Isaac, Planner, Division of Planning & Community Design
Jennifer Cotch, Environmental Specialist, Division of Planning & Community Design
Susan Boyajan, Clerk, Board Support
Ann Corson, Office Associate IV

For any questions, comments, or concerns, please contact the Planning & Community Design Division at (352) 343-9641 or email planning@lakecountyfl.gov.

LAKE COUNTY ZONING BOARD

March 7, 2012

AND

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

March 27, 2012

- I. Pledge of Allegiance**
- II. Invocation**
- III. Agenda Update**
- IV. Minute Approval**

The Consent Agenda contains items that are recommended for approval and that are not controversial. The Zoning Board/BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member, or member of the public.

V. CONSENT AGENDA

Tab 1	PH#6-12-5	Sandy & Barry Hayes Jo Ann & Larry Benton Freedom Community Church
Tab 2	PH#10-12-2	Lake County Clermont Baptist Church
Tab 3	PH#8-12-5	Dallas Bryan & Tina Smith Smith Rezoning
Tab 4	CUP#12/3/1-5	Clayton M. Reynolds DTZ, Inc. A.K.A. Top Gun Sports R & R Ranch
Tab 5	PH#7-12-3	Lake County Housing Division Cheryl Howell Yalaha Community Center

VI. REGULAR AGENDA

Tab 6	PH#25-10-3	Cecilia Bonifay West Orange Airport Authority Long & Scott Farms Airstrip
Tab 7	CUP#12/2/2-4	Steven R. Nordstrom Phillip L. & Deborah P. Kirby Lakes of Mt Dora
Tab 8	PH#5-12-2	Anwar Latib Islamic Center of Clermont, LLC Islamic Community Center

CASE NO: PH#6-12-5

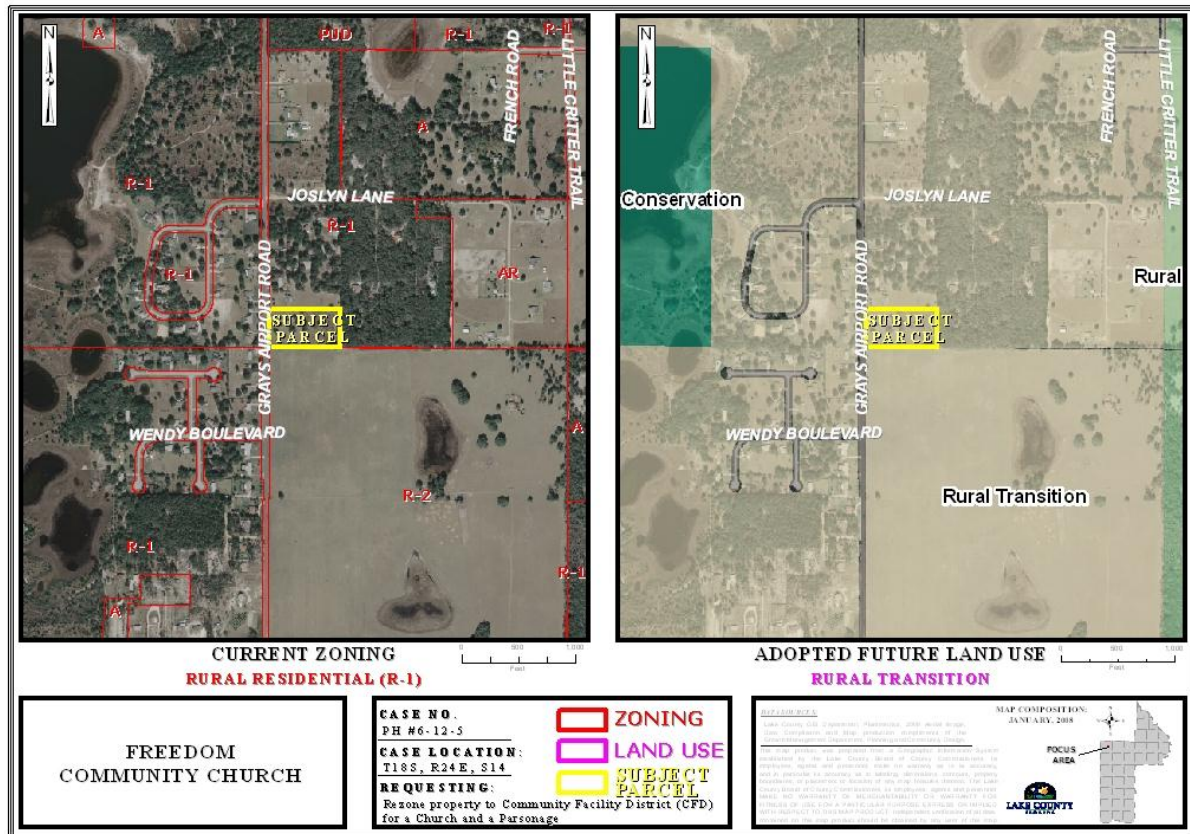
TAB NO: 1

OWNER: Jo Ann & Larry Benton

APPLICANT: Sandy & Barry Hayes

PROJECT NAME: Freedom Community Church

GENERAL LOCATION: Lady Lake area, East of Grays Airport Road.



REQUESTED ACTION: Rezone property from Rural Residential (R-1) to Community Facility District (CFD) for a church and a parsonage.

SIZE OF PARCEL: 4.9 +/- acres

FUTURE LAND USE: Rural Transition

STAFF RECOMMENDATION: Staff recommends **APPROVAL with conditions** of the proposed rezoning request, as set forth in the attached Ordinance.

CASE NO: PH#10-12-2

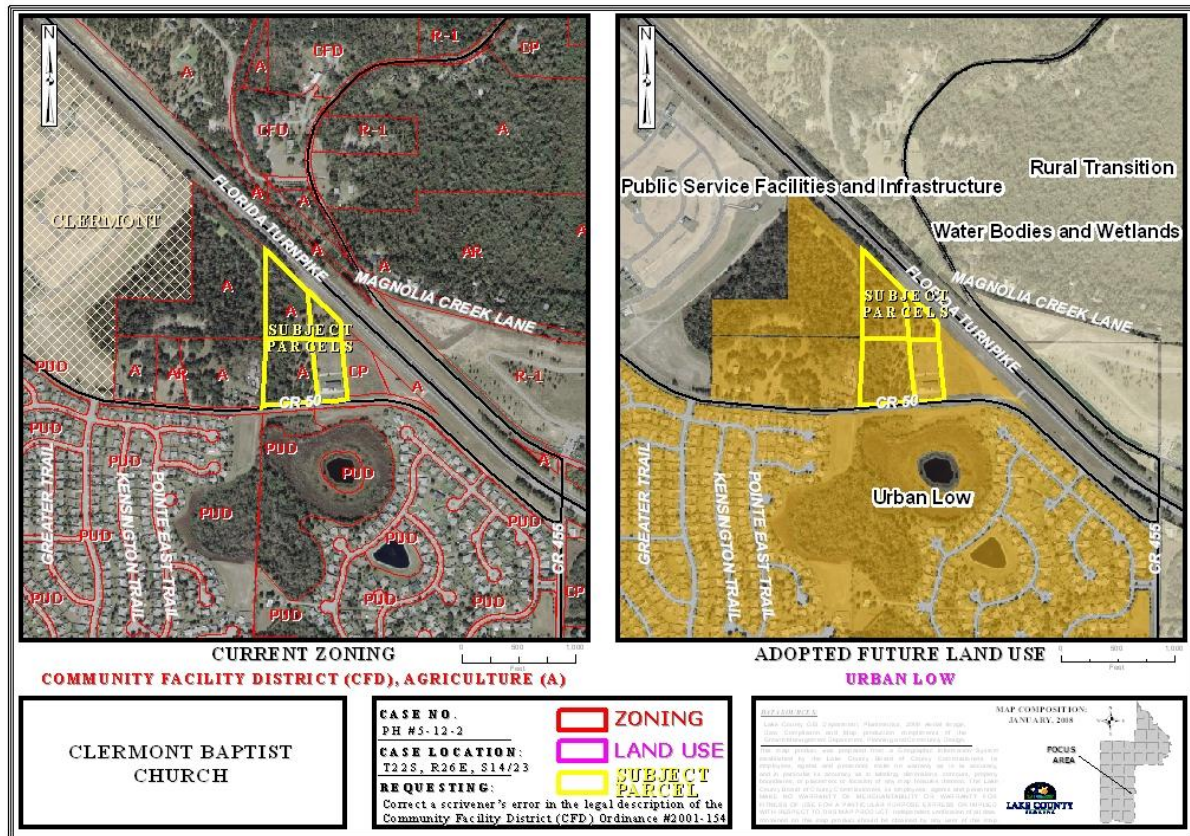
TAB NO: 2

OWNER: Clermont Baptist Church

APPLICANT: Lake County Planning & Community Design

PROJECT NAME: N/A

GENERAL LOCATION: Clermont area, North of Old CR 50, West of Florida Turnpike.



REQUESTED ACTION: Scrivener's error correction in the legal description of Ordinance #2001-154.

SIZE OF PARCEL: 16 +/- acres

FUTURE LAND USE: Urban Low Density

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed amendment to Ordinance #2001-154 to correct scrivener's error within the legal description by rescinding and replacing it with a new Ordinance, with conditions.

CASE NO: PH#8-12-5

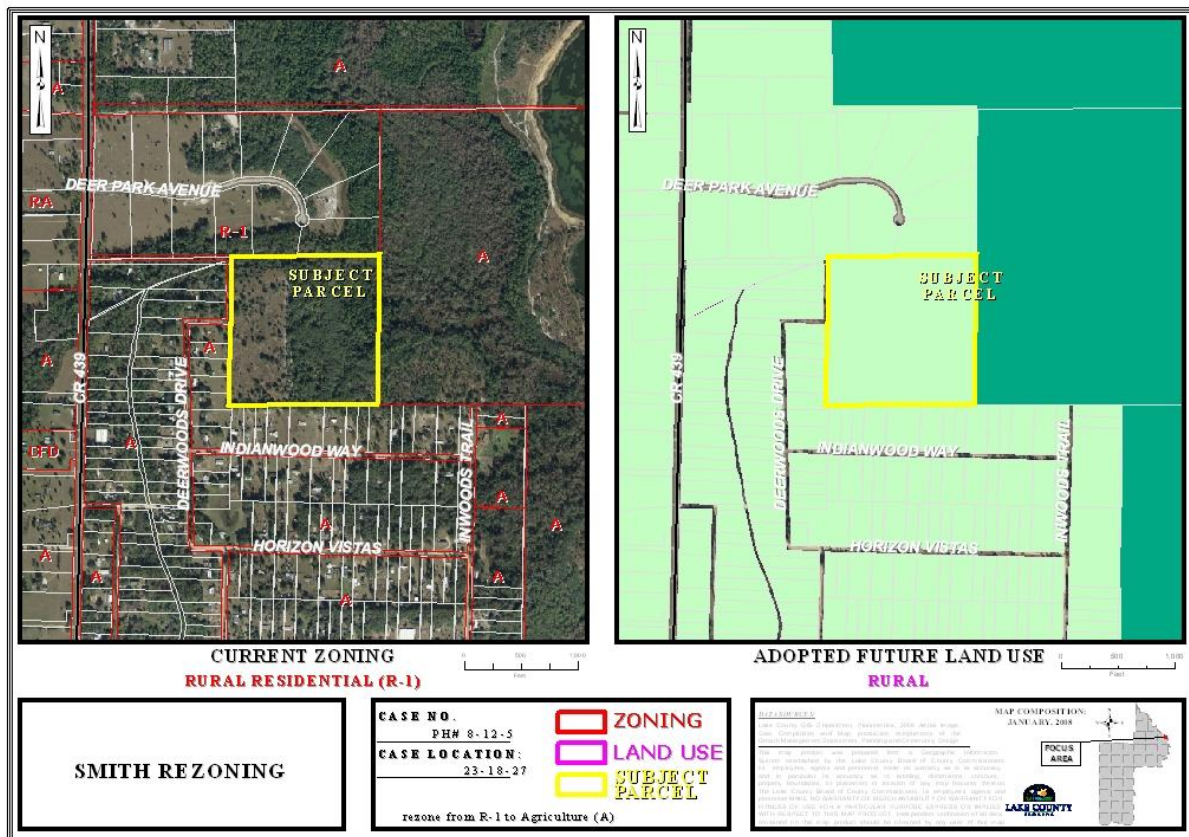
TAB NO: 3

OWNER: Dallas Bryan & Tina Smith

APPLICANT: Dallas Bryan & Tina Smith

PROJECT NAME: Smith Rezoning

GENERAL LOCATION: East of CR 439, North of the Orlando Hills subdivision and south of the Deer Park Avenue.



REQUESTED ACTION: Rezone 40 +/- acres from Rural Residential (R-1) to Agriculture (A) to allow general agriculture uses.

SIZE OF PARCEL: 40+/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL**, based on findings of facts, to rezone the 40-acre property from Rural Residential (R-1) to Agriculture (A).

CASE NO: CUP#12/3/1-5

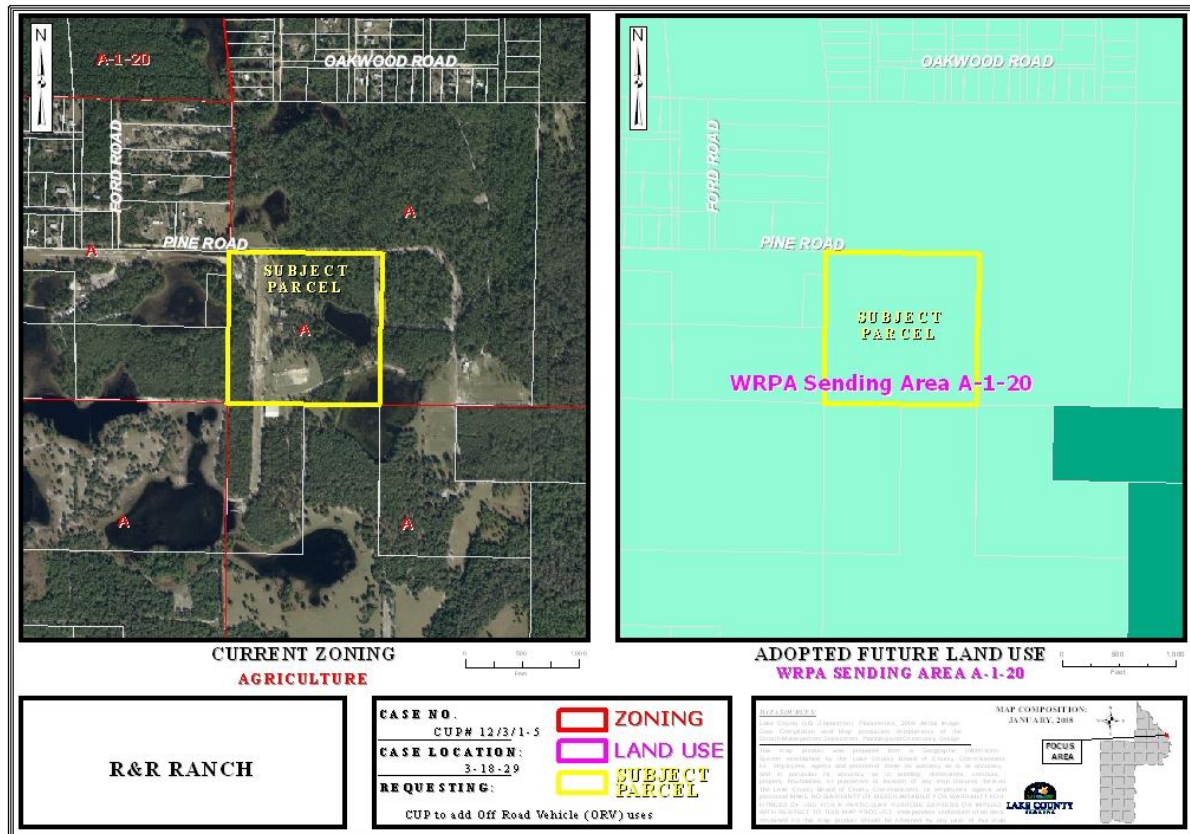
TAB NO: 4

OWNER: DTZ, Inc. A.K.A. Top Gun Sports/R & R Ranch

APPLICANT: Clayton M. Reynolds

PROJECT NAME: R & R Ranch Conditional Use Permit

GENERAL LOCATION: Pine Lakes Area, East on Pine Road from SR 44 until it dead-ends into property.



REQUESTED ACTION: Amend Ordinance #2005-75 to grant a Conditional Use Permit (CUP) in the Agriculture (A) Zoning District for a recreational use to add All-Terrain-Vehicles (ATV) in addition to the existing allowable uses.

SIZE OF PARCEL: 41 +/- acres

FUTURE LAND USE: Wekiva River Protection Area Sending Area A-1-20

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Conditional Use Permit amendment request, subject to the conditions as set forth in the attached Ordinance.

CASE NO: PH#7-12-3

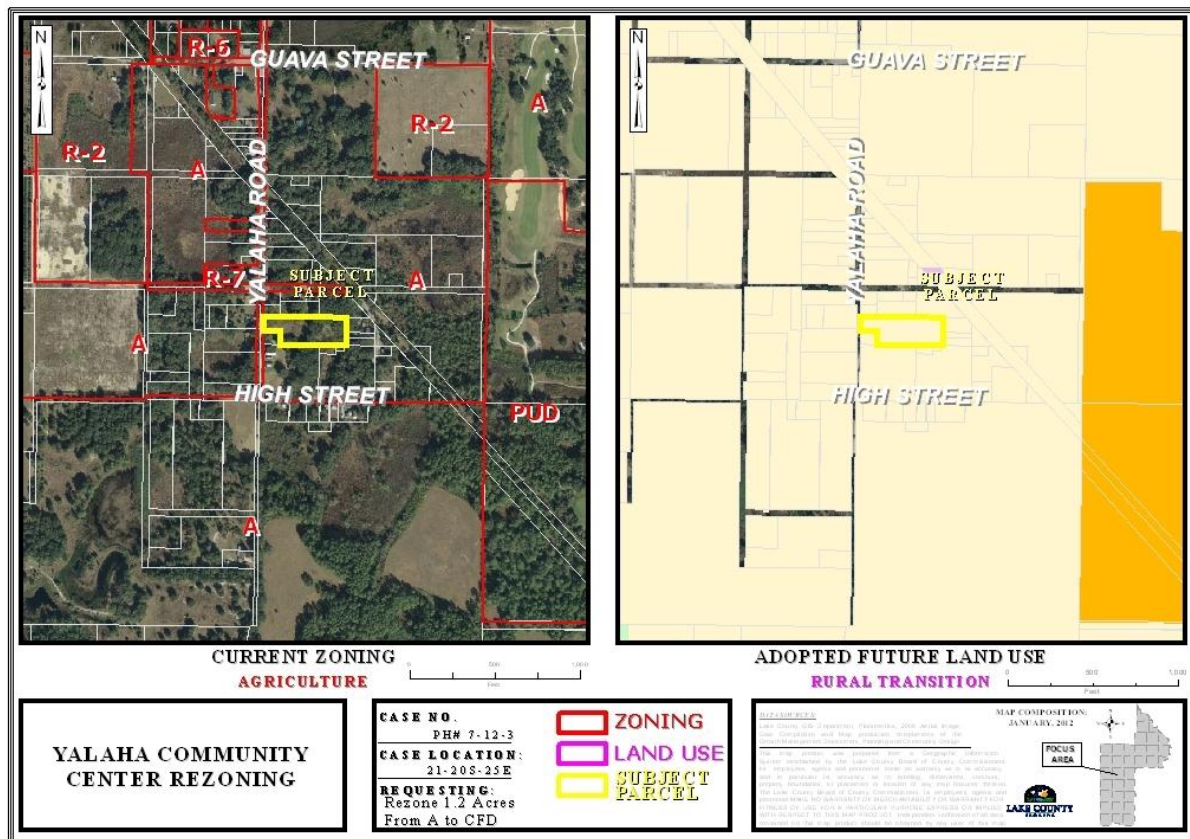
TAB NO: 5

OWNER: Lake County Housing Division

APPLICANT: Yalaha Community Center

PROJECT NAME: Yalaha Community Center Rezoning

GENERAL LOCATION: Yalaha area – go west on CR 48 to left on Yalaha Road to 26548 Yalaha Road on the left.



REQUESTED ACTION: Rezone 1.2 +/- acres from Agriculture (A) to Community Facility District (CFD) Zoning District to permit the development of a community center to serve the citizens in the Yalaha Community.

SIZE OF PARCEL: 1.2 +/- acres

FUTURE LAND USE: Rural Transition

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the application to rezone 1.2+/- acres from Agriculture (A) to Community Facility District (CFD) Zoning District for a Community Center **with conditions**, as specified in the attached ordinance.

CASE NO: PH#25-10-3

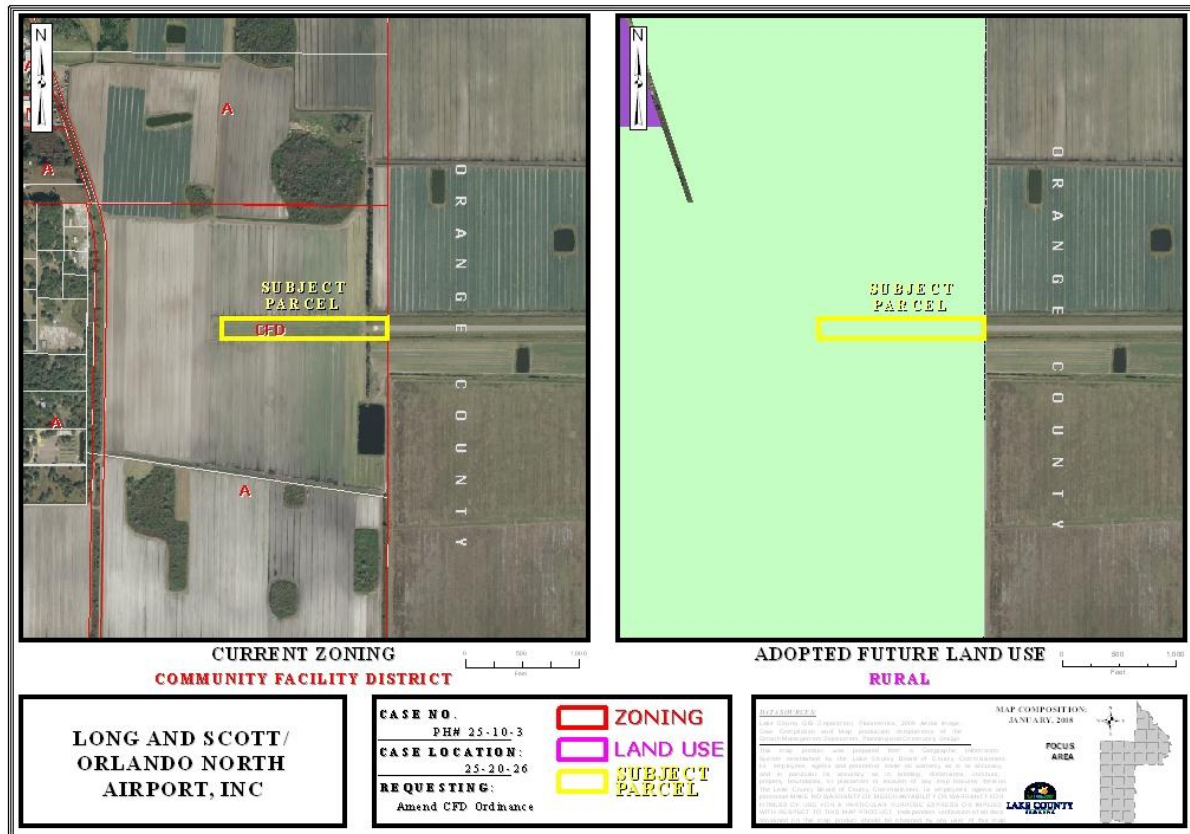
TAB NO: 6

OWNER: West Orange Airport Authority

APPLICANT: Cecilia Bonifay

PROJECT NAME: Long & Scott Farm CFD Rezoning Amendment

GENERAL LOCATION: Lake Jem area, south of Duda Ave., along and west of the Lake/Orange Co. boundary.



REQUESTED ACTION: Amend Community Facility District (CFD) Ordinance #2004-85 to remove specific condition requiring approval of the Board of County Commissioners for any land use change on adjacent property in Orange County.

SIZE OF PARCEL: Approx. 6 acres

FUTURE LAND USE: Rural/1du per 5 acres

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed amendment to Ordinance #2004-85 to remove condition requiring approval of the Board of County Commissioners for any land use change on adjacent property in Orange County.

CASE NO: PH#5-12-2

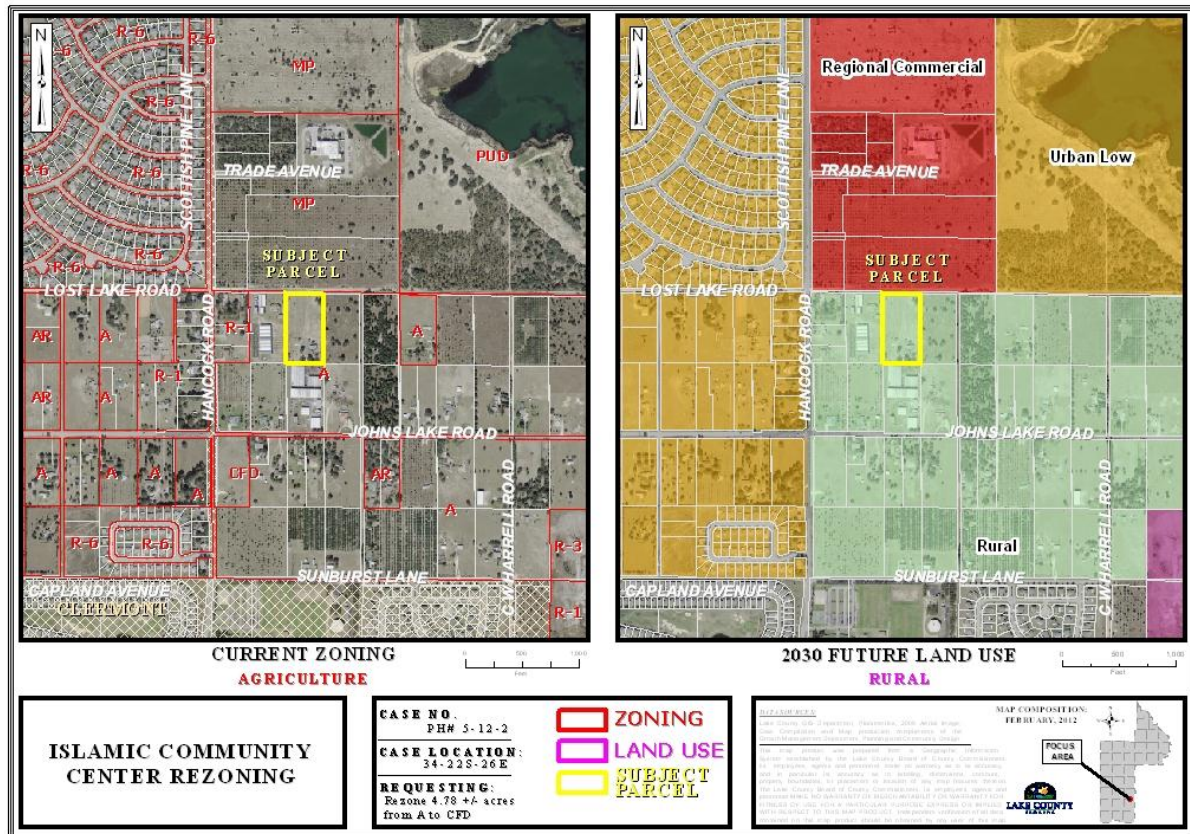
TAB NO: 8

OWNER: Islamic Center of Clermont, LLC

APPLICANT: Anwar Latib

PROJECT NAME: Islamic Community Center

GENERAL LOCATION: 15128 Lost Lake Road, east of Hancock Road, Clermont area.



REQUESTED ACTION: Rezone approximately 4.78 +/- acres from Agriculture (A) to Community Facility District (CFD) zoning district for a 2-Story (12,500 SF per story) 25,000 SF total, community center/place of worship and an existing single-family residence (caretaker's residence).

SIZE OF PARCEL: 4.78 +/- acres

FUTURE LAND USE: Rural – 1 du/5 net acres

STAFF RECOMMENDATION: Staff recommends **approval** of the application to rezone 4.78+/- acres from Agriculture (A) to Community Facility District (CFD) Zoning District for a Community Center/Place of Worship with an existing single-family residence (caretaker's residence) as specified in the Findings of Fact and conditions set forth in the attached Ordinance.